

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY GENERALLY KNOWN AS THE WOODY HOUSE LOCATED AT  
3 709 BOULDIN AVENUE IN THE BOULDIN CREEK NEIGHBORHOOD PLAN  
4 AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP)  
5 COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC LANDMARK-  
6 NEIGHBORHOOD PLAN (SF-3-H-NP) COMBINING DISTRICT.

7  
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
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10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
12 district to family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining  
13 district on the property described in Zoning Case No. C14H-2008-0028, on file at the  
14 Neighborhood Planning and Zoning Department, as follows:

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16 A 1.064 acre tract of land, more or less, out of Lot 5, Block B, James E. Bouldin  
17 Estate Subdivision, the tract of land being more particularly described by metes  
18 and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),  
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20 generally known as the Woody House, locally known as 709 Bouldin Avenue, in the City  
21 of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit  
22 "B".  
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24 PART 2. Except as specifically provided by this ordinance, the Property is subject to  
25 Ordinance No. 020523-33, that established the Bouldin Creek neighborhood plan  
26 combining district.  
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2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.

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4 **PASSED AND APPROVED**

5  
6 §  
7 §  
8 \_\_\_\_\_, 2008 § \_\_\_\_\_

9 Will Wynn  
10 Mayor

11  
12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 David Allan Smith Shirley A. Gentry  
15 City Attorney City Clerk

EXHIBIT "A"

1.064 ACRE OF LAND, MORE OR LESS, OUT OF LOT 5, BLOCK B, OF THE JAMES E. BOULDIN ESTATE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND AS CONVEYED TO CONNIE LYNN MOORE, BY DEED RECORDED IN VOLUME 8177, PAGE 226 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE SAID PIVER TRACT AS DESCRIBED IN VOLUME 10838, PAGE 1250 OF THE DEED RECORDS OF SAID COUNTY, BEING IN THE EAST RIGHT OF WAY LINE OF BOULDIN AVENUE FOR THE SOUTHWEST CORNER HEREOF:

THENCE WITH THE WEST LINE OF THE SAID MOORE TRACT AND THE EAST LINE OF BOULDIN AVENUE, NORTH 29 46'32" EAST FOR A DISTANCE OF 117.94 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO, BEING THE SOUTHWEST CORNER OF THE IRWIN-BNNIGHT TRACT AS DESCRIBED IN VOLUME 12262, PAGE 1736 OF THE DEED RECORDS OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING COURSES NO. 1 THROUGH 4,

- 1) SOUTH 60 02'50" EAST FOR A DISTANCE 150.37 FEET TO AN 1/2" IRON ROD FOUND FOR AN ANGLE POINT,
- 2) SOUTH 59 54'56" EAST FOR A DISTANCE OF 118.53 FEET TO AN 1/2" IRON ROD SET FOR AN ANGLE POINT,
- 3) SOUTH 60 02'56" EAST FOR A DISTANCE OF 100.01 FEET TO AN 1/2" IRON ROD SET FOR AN ANGLE POINT,
- 4) SOUTH 60 08'56" EAST FOR A DISTANCE OF 46.13 FEET TO AN 1/2" IRON ROD SET IN BOULDIN CREEK FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 51 34'18" WEST FOR A DISTANCE 128.83 FEET TO AN 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHEAST CORNER OF THE PASSMORE TRACT DESCRIBED IN VOLUME 5749, PAGE 1499 OF THE DEED RECORDS OF SAID COUNTY;

THENCE WITH THE NORTH LINE OF PASSMORE TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT NORTH 58 15'46" WEST FOR A DISTANCE OF 30.57 FEET TO AN 1/2" IRON ROD FOUND FOR AN ANGLE POINT;

THENCE CONTINUING ALONG THE PASSMORE TRACT AND PIVER TRACT NORTH 59 52'00" WEST FOR A DISTANCE 336.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.064 ACRE OF LAND, MORE OR LESS.

FIELD NOTES TO BE USED WITH ATTACHED PLAT ONLY

R074196

07-13-96

FILED  
96 AUG 20 PM 4:20  
DANA L. BURRIS  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS



NOTICE: I hereby certify that this instrument was FILED on the date and at the place stamped herein by me and was duly RECORDED, in the Volume and Page of the PUBLIC RECORDS of Travis County, Texas, as

AUG 20 1996



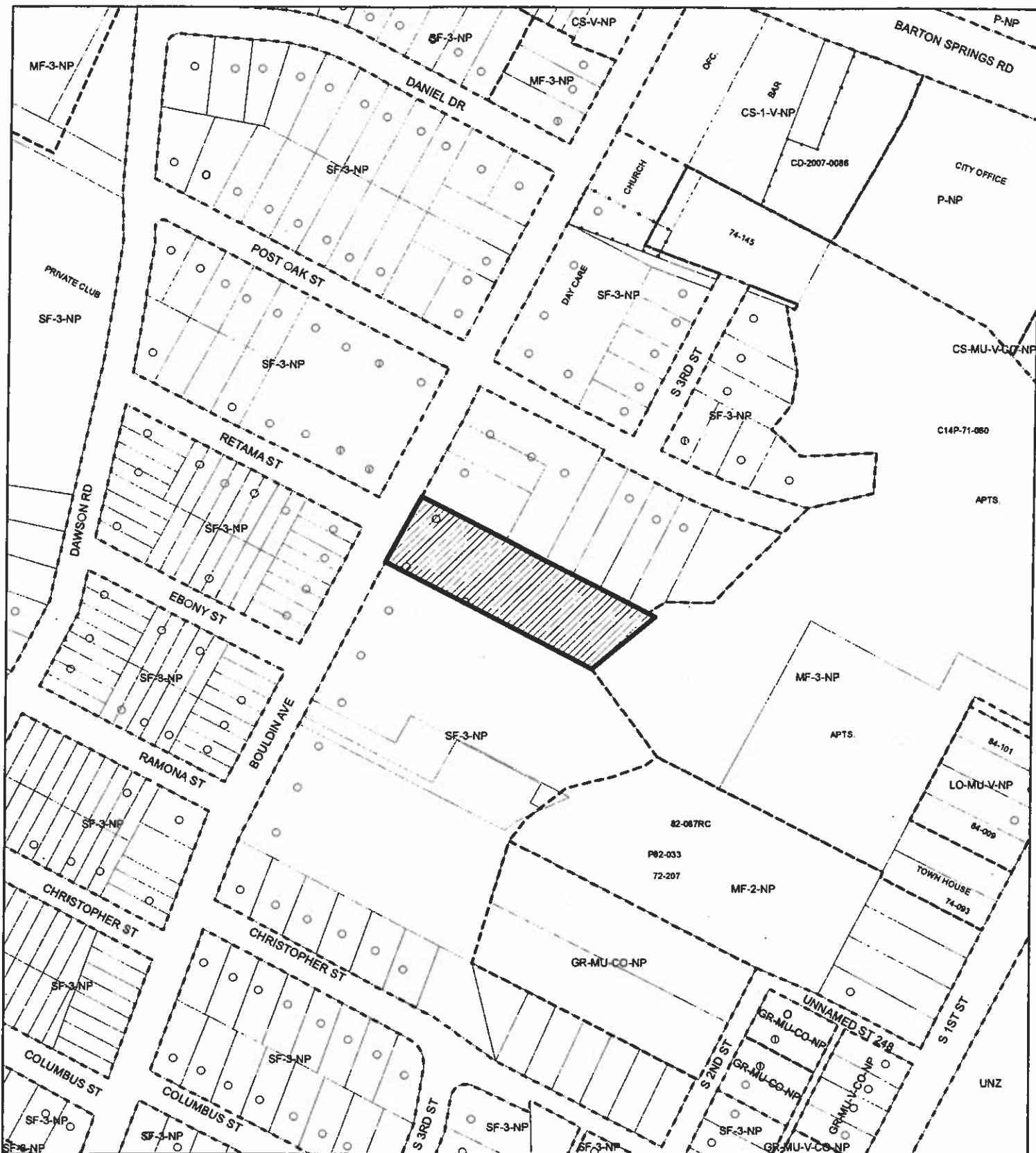
*Dana L. Burris*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS




REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12754 1520

RECEIVED: 80048130 TRANS: 80446 REPT: REGULAR RECORD \$11.00  
CARRIER: NTRC FILE DATE: 8/20/96 TRANS DATE: 8/21/96  
PAID BY: CHECK 10293





-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

**OPERATOR: S. MEEKS**

### HISTORIC ZONING *EXHIBIT B*

**ZONING CASE#:** C14H-2008-0028  
**ADDRESS:** 709 BOULDIN AVE  
**SUBJECT AREA:** 0.000 ACRES  
**GRID:** H21  
**MANAGER:** S. SADOWSKY



1" = 200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.